

PUNTA GORDA ISLES SECTION 22
1906 Units

Proposed 2025
1906

FP

FOR THE PERIOD: January 1, 2025 - December 31, 2025

2024 BUDGET	9/30/24 Actual	12/31/24 Estimate	ACCOUNT NO.	DESCRIPTION	2025 BUDGET	PER MONTH	PER UNIT
1,726,452.20	1,295,321.18	1,727,094.91	6310	Regular Assessment Fees	1,560,296.66	130024.72	68.22
156,292.00	117,218.97	156,291.96	6315	Reserve Assessment Fees	345,000.00	28750.00	15.08
24,000.00	18,000.00	24,000.00	6320	Maintenance Shed Income	24,000.00	2000.00	1.05
	4,770.00	6,360.00	6355	Bar Code Income	5,000.00		
	6,468.25	8,624.33	6365	Owner Admin		0.00	0.00
-	4,479.97	5,973.29	6390	Owner Interest Income	-	-	-
-	3,131.75	4,175.67	6395	Collection Costs	-	-	-
-	36,302.36	48,403.15	6910	Interest Income	36,000.00	3,000.00	1.57
-	147,500.00	196,666.67	6950	Capital Contribution	125,000.00	10,416.67	5.47
	1,000.00	1,333.33	6951	Web Site Ads			
1,906,744.20	1,634,192.48	2,177,589.97	TOTAL REVENUE		2,095,296.66	174,191.39	91.39
373,983.00	302,886.18	392,325.18	7010	Management Fees	385,000.00	32083.33	16.83
20,000.00	20,582.50	27,443.33	7020	Accounting /Tax and Audit	20,000.00	1666.67	0.87
10,000.00	-	-	7022	Reserve Study	10,000.00	833.33	0.44
500.00	275.00	366.67	7025	Meeting Expenses	500.00	41.67	0.02
35,000.00	50,454.02	67,272.03	7030	Legal Fees General	50,000.00	4166.67	2.19
3,500.00	2,100.00	2,800.00	7031	Legal Fees Collections	3,500.00	291.67	0.15
5,500.00	4,099.97	5,466.63	7033	Bad Debt	5,500.00	458.33	0.24
5,000.00	2,432.91	3,243.88	7035	Postage/Mail	5,000.00	416.67	0.22
34,000.00	14,940.14	19,920.19	7040	Office Expense	34,000.00	2833.33	1.49
1,000.00	213.00	284.00	7042	Newspaper Distribution	1,000.00	83.33	0.04
38,000.00	50.00	66.67	7044	Property Tax	38,000.00	3166.67	1.66
70.00	61.25	81.67	7045	Corp. Annual Report	70.00	5.83	0.00
25,000.00	6,884.46	9,179.28	7048	Maintenance Person	25,000.00	2083.33	1.09
300.00	-	-	7050	Travel Cost Maintenance Person	300.00	25.00	0.01
25,000.00	5,750.43	7,667.24	7055	Contingency/Working Capital	25,000.00	2083.33	1.09
88,291.20	89,552.91	119,403.88	7070	Insurance Prop & Casualty	92,705.76	7725.48	4.05
2,400.00	920.35	1,227.13	7071	Insurance D & O	2,520.00	210.00	0.11
2,519.00	1,695.00	2,260.00	7072	Insurance Flood	2,644.95	220.41	0.12

600.00	391.10	521.47	7073 Workers Compensation	600.00	50.00	0.03
3,339.00	3,121.47	4,161.96	7075 Insurance Automobile	3,505.95	292.16	0.15
40,000.00	-	-	7086 Infrastructure	25,000.00	2083.33	1.09
714,002.20	506,410.69	663,691.19	TOTAL ADMINISTRATIVE EXP.	729,846.66	60,820.56	31.91
2,000.00	-	-	8020 Entry Maintenance	-	0.00	0.00
5,000.00	3,502.50	4,670.00	8021 Water Feature / Front Gate	5,000.00	416.67	0.22
10,000.00	8,000.00	10,666.67	8030 Tree Trimming	10,000.00	833.33	0.44
40,000.00	18,808.17	25,077.56	8040 Landscaping Improvements	40,000.00	3333.33	1.75
21,000.00	-	-	8041 Mulch	21,000.00	1750.00	0.92
35,000.00	44,167.94	58,890.59	8050 General Maintenance	50,000.00	4166.67	2.19
79,000.00	50.85	67.80	8055 Road Maintenance and Permitting	5,000.00	416.67	0.22
15,000.00	8,960.00	11,946.67	8065 Irrigation Maintenance	15,000.00	1250.00	0.66
	426.00	568.00	8066 Signage/Reserves			
150,000.00	110,400.93	147,201.24	8070 Landscape Maintenance	150,000.00	12500.00	6.56
-	5,639.00	7,518.67	8085 Hurricane Damage	-	0.00	0.00
34,000.00	24,857.33	33,143.11	8095 Lake Maintenance / Waterways	34,000.00	2833.33	1.49
10,500.00	-	10,500.00	8135 Holiday Lighting	10,500.00	875.00	0.46
401,500.00	224,812.72	310,250.29	TOTAL GROUNDS EXPENSES	340,500.00	28,375.00	14.89

5,000.00	7,002.49	9,336.65	8320 Gatehouse /Office Supplies	5,000.00	416.67	0.22
4,300.00	264.25	352.33	8321 Gate Furniture and Equipment	4,300.00	358.33	0.19
5,000.00	485.75	647.67	8322 Janitorial/Supplies	5,000.00	416.67	0.22
2,500.00	5.00	6.67	8323 Community Vehicle Service	2,500.00	208.33	0.11
1,000.00	314.76	419.68	8324 Community Vehicle Gas	1,000.00	83.33	0.04
1,500.00	-	-	8325 Comcast Internet	1,500.00	125.00	0.07
6,500.00	-	-	8326 Barcode Cost	6,500.00	541.67	0.28
800.00	578.68	771.57	8327 Generator Service & Maintenance	800.00	66.67	0.03
480,000.00	333,839.06	445,118.75	8331 Gate - Security Contract	480,000.00	40000.00	20.99
-	-	-	8332 Gate Keeper Maintenance	-	0.00	0.00
10,000.00	21,853.16	29,137.55	8333 Gate Barriers and Maintenance	10,000.00	833.33	0.44
8,800.00	7,150.00	9,533.33	8335 Sheriff Roving Patrol	8,800.00	733.33	0.38
2,000.00	-	-	8340 Software/Repair Cost	2,000.00	166.67	0.09
21,000.00	47,335.31	63,113.75	8351 Electricity / Security	60,000.00	5000.00	2.62
548,400.00	418,828.46	558,437.95	Total Community Access	587,400.00	5,900.00	3.10
6,000.00	2,419.68	3,226.24	8510 Water & Sewer & Aux Water	6,000.00	500.00	0.26
40,000.00	14,545.74	19,394.32	8515 Irrigation Water	40,000.00	3333.33	1.75
21,000.00	21,006.48	21,006.48	8520 Irrigation Water Paid Subs	21,000.00	1750.00	0.92
550.00	-	-	8529 LP Gas - Generator	550.00	45.83	0.02
7,000.00	5,058.38	6,744.51	8531 Telephone G/H	7,000.00	583.33	0.31
-	9,420.06	12,560.08	8540 Gas & Fuel	-	0.00	0.00
12,000.00	13,051.08	17,401.44	8561 High-speed Internet	18,000.00	1500.00	0.79
86,550.00	65,501.42	80,333.07	Total Utilities	92,550.00	7,712.50	4.05
1,750,452.20	1,215,553.29	1,612,712.50	TOTAL OPERATING EXPENSES	1,750,296.66	102,808.06	53.94
156,292.00	152,218.97	202,958.63	9000 RESERVES-POOLED	345,000.00	28750.00	15.08
	147,500.00	196,666.67	9025 Capital Contribution	125,000.00	10416.67	5.47
156,292.00	299,718.97	399,625.29	Total Reserves			
1,906,744.20	1,515,272.26	1,815,671.13	TOTAL EXPENSES	2,220,296.66	185024.72	97.07
988			YEARLY MAINTENANCE FEES	1,065		

PGI Section 22 HOA RESERVE STUDY

**BUILDING
COMPONENT / ELEMENT**

	Orig Svc Date	Svc Life (yrs)	Replacement Date	Remaining Life	Quantity	Units	Unit Cost (\$)	Replacement Cost	2023	2024	2025	2026	2027
ROOFING													
GATEHOUSE COMMERCIAL GATE - CONCRETE TILES	2007	25	2032	10	250	sq.ft.	\$11	\$2,750					
GATEHOUSE MAIN GATE - CONCRETE TILES	2007	25	2032	10	1,340	sq.ft.	\$11	\$14,740					
								\$17,490					
PAINTING, WATERPROOFING, & REPAIRS													
GATEHOUSES & PERIMETER WALL	2021	7	2028	6	1	lumpsum	\$55,000	\$55,000		30,209			
								\$55,000					
PAVEMENT													
ASPHALT - RESURFACING ROADWAYS	2005	20	2025	3	1	lumpsum	\$1,500,000	\$1,500,000		543,000	\$575,000	575,000	
PAVERS - WALKWAY FROM FITNESS CENTER	1989	40	2029	7	1	lumpsum	\$85,000	\$85,000					
PAVERS - NEW PAVERS AT INTERSECTION	2020	40	2060	38	1	lumpsum	\$210,000	\$210,000					
ASPHALT - RESURFACING VINCENT AVENUE (50%) 1.36 miles	2006	20	2026	4	71,980	sq.ft.	\$1.50	\$107,970				\$107,970	
								\$1,802,970					
ELECTRICAL & MECHANICAL SYSTEMS													
GATE HARDWARE & SOFTWARE	2006	15	2023	1	1	lumpsum	\$68,200	\$68,200	\$10,019				
SPEED RADAR									\$32,061				
GATE VIDEO SURVEILLANCE SYSTEM	2015	10	2025	3	1	lumpsum	\$39,100	\$39,100			\$39,100		
GATE HOUSE GENERATOR	2005	20	2025	3	1	each	\$13,000	\$13,000			\$13,000		
SECURITY AUTOMOBILE	2021	3	2024	2	1	lumpsum	\$27,000	\$27,000					
SITE LIGHTING BUDGET	2012	20	2032	10	1	lumpsum	\$10,000	\$10,000					
								\$157,300					
COMMON AREA INTERIORS													
MISCELLANEOUS INTERIOR RENNOVATIONS	2006	25	2031	9	1	lumpsum	\$19,000	\$19,000					
								\$19,000					
COMMON AREA EXTERIORS													
BURNT STORE MARINA WALL									283,553				
DEVELOPMENT - PERIMETER FENCE SECTION BUDGET	2018	20	2038	16	1	lumpsum	\$165,000	\$165,000					
WATERFALL FEATURE, SIGNAGE, & BANNERS BUDGET	2016	6	2023	1	1	lumpsum	\$22,000	\$22,000	\$0	\$10,863			
STORM DRAINAGE/DEBRIS CLEANING BUDGET	2022	10	2032	10	1	lumpsum	\$11,000	\$11,000					
SOUNDING LAKE DAM RESTORATION BUDGET	2019	20	2039	17	1	lumpsum	\$65,000	\$65,000					
RECLAIMED WATER LINE - ADDITIONS & REPAIR BUDGET	NA	30	2027	5	1	lumpsum	\$100,000	\$100,000					\$100,000
IRRIGATION/WELL & LANDSCAPING MAIN./REPAIR BUDGET	2011	20	2031	9	1	lumpsum	\$20,000	\$20,000		\$0	\$280,000		
UTILITY REPAIRS TO LANDSCAPE	2011	20	2031	9	1	lumpsum	\$21,000	\$21,000	\$1,662				
								\$404,000					

	2023	2024	2025	2026	2027
YEARLY TOTAL:	\$327,295	\$584,072	\$907,100	\$682,970	\$100,000
YEARLY TOTAL 2% INFLATION:		\$584,072	\$925,242	\$710,289	\$106,000
BEGINNING OF YEAR BALANCE:	\$845,381	\$947,683	\$672,456	\$223,646	\$33,607
OWNERS INTEREST (0.5%):	\$10,010	\$5,057	\$6,432	\$250	\$1,157
Capital Contribution	\$235,000	\$147,500	\$125,000	\$175,000	\$225,000
Insurance Proceeds	\$28,299				
YEARLY ASSESSMENT:	\$156,288	\$156,288	\$345,000	\$345,000	\$200,000
RESERVE CASH OUTFLOW:	\$327,295	\$584,072	\$925,242	\$710,289	\$106,000
END OF YEAR BALANCE:	\$947,683	\$672,456	\$223,646	\$33,607	\$353,764

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